

FEB 24 2015

SENATE RESOLUTION

REQUESTING THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION AND THE HONOLULU AUTHORITY FOR RAPID TRANSPORTATION TO CONDUCT A JOINT STUDY ADDRESSING THE DEMAND FOR WORKFORCE HOUSING AND TRANSIT-ORIENTED DEVELOPMENT; AND TO CREATE A DEVELOPMENT PLAN FOR WORKFORCE HOUSING EXPANSION.

1 WHEREAS, the lack of workforce housing is a serious and
2 immediate concern for many of the State's residents; and
3

4 WHEREAS, the high price of housing, low wage positions, and
5 increasing rate of inflation are contributing factors to the
6 State having one of the lowest rates of home ownership and one
7 of the the fastest growing homeless populations in the nation;
8 and
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10 WHEREAS, according to the Department of Business, Economic
11 Development, and Tourism's population and economic projections,
12 the State's resident population is projected to increase from
13 1,363,621 in 2010 to 1,708,900 in 2040, an average growth rate
14 of 0.8 percent per year; and
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16 WHEREAS, according to a 2011 Hawaii Housing Planning Study,
17 the State will need up to 50,000 additional housing units by
18 2016 to meet the demand generated by changing demographics and
19 economic conditions; and
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21 WHEREAS, the demand for workforce housing units along with
22 the inevitable increase in population, requires the State to
23 take swift and decisive action to prevent more families from
24 being left helpless and homeless; and
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26 WHEREAS, transit-oriented development presents a unique
27 opportunity to address the issues of economic stimulation and
28 housing shortages; and
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30 WHEREAS, an increased supply of workforce units in transit-
31 oriented development zones will provide low-income and moderate-



1 income families with the opportunity to reside in vibrant
2 communities and growing micro-economies; and
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4 WHEREAS, the development of workforce housing units around
5 transit-centered communities will encourage families to utilize
6 public transportation, providing the transit system with a
7 baseline for ridership; and
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9 WHEREAS, according to the Honolulu Authority for Rapid
10 Transportation (HART), a cost-effective transit system requires
11 one-third of the operating and maintenance costs be subsidized
12 by passenger fares and two-thirds of the operating and
13 maintenance costs be funded by government subsidies; and
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15 WHEREAS, a collaborative effort between the State and HART
16 is necessary to create an effective and efficient development
17 plan for workforce housing; now, therefore,
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19 BE IT RESOLVED by the Senate of the Twenty-eighth
20 Legislature of the State of Hawaii, Regular Session of 2015,
21 that the Hawaii Housing Finance and Development Corporation
22 (HHFDC) and HART are requested to conduct a joint study
23 addressing the demand for workforce housing and transit-oriented
24 development; and to create a development plan for workforce
25 housing expansion; and
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27 BE IT FURTHER RESOLVED that one objective of this joint
28 study is to provide the transit system with a baseline for
29 ridership by calculating the number of workforce housing units
30 that are needed within transit-oriented development zones; and
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32 BE IT FURTHER RESOLVED that the joint study evaluate
33 options that will further encourage the construction of
34 workforce housing units and workforce rental units in all
35 transit-oriented development zones; and
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37 BE IT FURTHER RESOLVED that HHFDC and HART are requested to
38 assemble administrative personnel needed to assist in the
39 completion of the joint study and development plan; and
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41 BE IT FURTHER RESOLVED that HHFDC and HART may enter into
42 cooperative agreements with other public agencies deemed



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1 necessary for the completion of the joint study and development
2 plan; and

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4 BE IT FURTHER RESOLVED that the HHFDC and HART are
5 requested to submit the joint study and development plan to the
6 Legislature no later than twenty days prior to the convening of
7 the Regular Session of 2016; and

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9 BE IT FURTHER RESOLVED that certified copies of this
10 Resolution be transmitted to the Governor, Executive Director of
11 the Hawaii Housing Finance and Development Corporation,
12 Executive Director and CEO of the Honolulu Authority for Rapid
13 Transportation, Director of Office of Planning, Executive
14 Director of the Hawaii Public Housing Authority, Mayor of the
15 City and County of Honolulu, and the Director of the City and
16 County of Honolulu Department of Planning and Permitting.

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